

# Unit W-2209 - Madison (East & West)

W-2209 - 800 N Miami Av, Miami, FL, Miami-Dade 33316

## Unit Information

MLS Number: A11535245  
 Status: Active Under Contract  
 Size: 914 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking  
 View:  
 List Price: \$395,000  
 List PPSF: \$432  
 Valuated Price: \$396,000  
 Valuated PPSF: \$433

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 355  
 Number of active listings for rent: 20  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

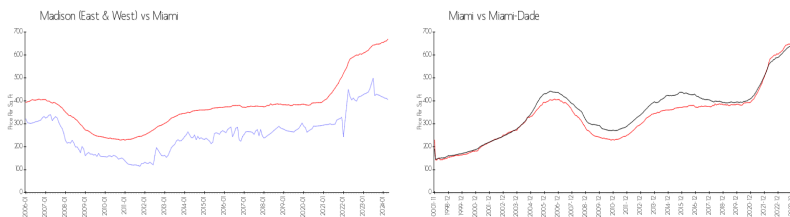
## Building Association Information

Madison Downtown Condominiums  
 (305) 373-9900

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
W-2208	914 sq ft	Oct 2023	\$370,000	\$405
E-1604	914 sq ft	Sep 2023	\$395,000	\$432
W-802	848 sq ft	Aug 2023	\$385,000	\$454
W-904	914 sq ft	Aug 2023	\$393,000	\$430
W-809	914 sq ft	Aug 2023	\$355,000	\$388
E-702	848 sq ft	Aug 2023	\$299,000	\$353

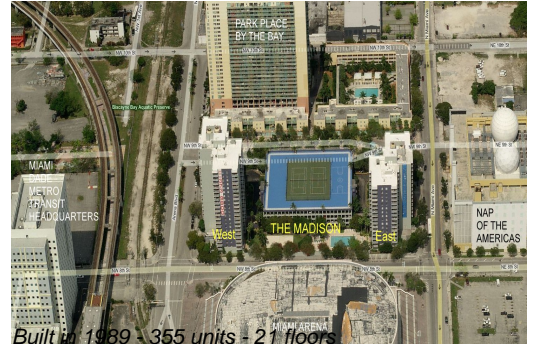
## Market Information



Madison (East & West):	\$406/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Madison (East & West) 3%  
 Miami 4%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

Madison (East & West)	53 days
Miami	84 days
Miami-Dade	81 days